



BROKERS • COLONIAL • DONAHOE

Market Report | February 2026

ORANGE COUNTY

Highlights:

- Median Sales Price is up 1.4% over a 12 month rolling average but down 1.2% from the same month last year.
- Inventory of Homes for Sale is up 29.0% over a 12 month rolling average and up 5.1% from the same month last year.
- Closed Sales are down 2.9% over a 12 month rolling average and down 6.5% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-7.7%	13.2%	9.1%
Same Month Last Year	-7.2%	-6.5%	5.1%



	February 2025	February 2026	+ / -	12 Month Avg	+ / -
New Listings	2054	1906	-7.2%	1992	1.0%
Pending Sales	1020	875	-14.2%	1009	-11.8%
Closed Sales	1389	1299	-6.5%	1632	-2.9%
Median Sales Price	\$1,215,150	\$1,200,000	-1.2%	\$1,206,089	1.4%
Average Sales Price	\$1,566,533	\$1,571,498	0.3%	\$1,576,216	3.6%
List to Sale Price Ratio	99.0%	98.1%	-0.9%	97.8%	-0.2%
Days on Market	35	41	17.1%	36	39.5%
Inventory of Homes for Sale	3985	4187	5.1%	4791	29.0%
Months Supply of Inventory	2.5	3.2	28.0%	2.9	26.1%

% Change in Median Price

